

## **CHAPTER 2**

### **ZONING ORDINANCE**

#### **SECTION**

- 14-201. Purpose.
- 14-202. Zoning ordinance and map.
- 14-203. Districts enumerated.
- 14-204. District boundaries.

**14-201. Purpose.** For the purpose to guide and accomplish coordinated and harmonious development within the City, land use within the City of Alcoa shall be governed by Ordinance No. 338, titled "The Zoning Ordinance of the City of Alcoa", and any amendments thereto.

**14-202. Zoning ordinance and map.**<sup>1</sup> This ordinance shall be known as "The Zoning Ordinance of the City of Alcoa" and the map herein referred to, which is identified by the title "City of Alcoa, Tennessee, Zone Map" dated September 10, 1951, shall be known as the "Zone Map of Alcoa". Said Zone Map of Alcoa consisting of 16 separate parts all of which are sections of the same map covering the entire territory of the City of Alcoa and the key map and chart containing the explanation of symbols and indications which appear on said Zone Map are hereby made a part of this Ordinance. (Ord. No. 338, Sec. 1)

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<sup>1</sup>See also Ordinance No. 865, of record in the Recorder's Office, which does not expressly amend this municipal code and, therefore, has not been included herein. However, it provides for zoning the area adjacent to and outside the City but inside the City's planning jurisdiction. Ordinance No. 865 also provides a separate Board of Zoning Appeals for the area outside the City.

For clarity and in keeping with the format of this compilation, "The Zoning Ordinance of the City of Alcoa, "which was adopted on May 8, 1952, will be composed of Sub-Chapters 2-1 through 2-25 of Title 14 of this code, and whenever the word code or ordinance is used, it shall include Sub-Chapters 2-1 through 2-25 of Title 14. It is the intention of the Board of Commissioners in adopting Chapters 2-1 through 2-25 herein merely to continue in effect the provisions of the zoning ordinance previously adopted, as amended to date. It expressly is not the intention of the Board of Commissioners to hereby enact any new zoning ordinance.

The "City of Alcoa, Tennessee, Zone Map", dated September 10, 1951, has not been included in this compilation, but has been published separately by the City of Alcoa and is of record in the City Recorder's Office.

**14-203. Districts enumerated.** For the purpose of this ordinance, The City of Alcoa is hereby divided into districts as follows:

Residence District "A"  
 Residence District "B"  
 Residence District "C"  
 Planned Residential Unit Development District "C-1"  
 Neighborhood Commercial District "D"  
 General Business District "E"  
 Office District "O-5"  
 Office District "O-3"  
 Interstate Commercial District "IC"  
 Unified Business District "J"  
 Planned Commercial Unit Development District "E-1"  
 Planned Commercial Light Manufacturing District "E-2"  
 Light Industrial District "F"  
 Heavy Industrial District "G"  
 Open Space/Park District "OSP"  
 Buffer District "B-1"  
 Limited Restriction District "I"

(Ord. No. 338, Sec. 2, as amended by Ord. No. 546, Sec. 1, and Ord. No. 773, Sec. 1, as amended by Ord. No. 947, Sec. 1, Ord. No. 956, Sec. 1, Ord. No. 961, Sec. 1, Ord. No. 1050, Sections 1, 2 and 3)

**14-204. District boundaries.** The boundaries of said districts are hereby established as shown on the Zone Map of Alcoa. These boundary lines of districts unless otherwise shown on the Zone Map of Alcoa are lot lines, the street or alley lines, railroad right-of-way lines, the center lines of creeks, or the corporate limit lines as they existed at the time of the adoption of this ordinance. Questions concerning the exact location of district boundary lines shall be determined by the Board of Zoning Appeals of the City of Alcoa (Ord. No. 338, Sec. 3)